

**CORDOVA COMMUNITY
PLANNING ADVISORY
COUNCIL**

AGENDA

**THURSDAY, May 19, 2016
7:00 PM**

**County of Sacramento
Branch Center OB3, Conference Room 1
3701 Branch Center Road
Sacramento, CA 95827**

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Cordova.aspx>

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Cordova CPAC Chair, Gay Jones at (916) 208-0736. To contact the Sacramento County Planning and Environmental Review Division representatives for the Cordova area, please call Todd Smith at (916) 874-6918 or smithtodd@saccounty.net or Carol Gregory at (916) 874-5458 or gregoryc@saccounty.net. To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

Note: To submit project comments to CPAC members, email them to CPAC-Cordova@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	GAY JONES ROBERT TRONVIG	<u>CHAIR</u> <u>SECRETARY</u>
MEMBERS:	DWIGHT HELMICK CARMEN MITCHELL	MAURICE THOMAS MANDI STRELLA
REPRESENTATIVES:	TODD SMITH - COUNTY PLANNING AND ENVIRONMENTAL REVIEW CAROL GREGORY - COUNTY PLANNING AND ENVIRONMENTAL REVIEW	

EXA – EXCUSED ABSENCE **R** – RESIGNED **U** - UNEXCUSED ABSENCE **TE** - TERM EXPIRED **P** – PRESENT

QUORUM DETERMINATION: Yes No

COUNTY REPRESENTATIVE: Yes No

Matters under the jurisdiction of the CPAC and not on the posted agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

CALL MEETING TO ORDER:

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2014-00201](#)

(This is an informational item only. No action required)

Project Name: Aspen 8 And 9 Mining Use Permit, Community Plan Amendment And Rezone, Reclamation Plan And Development Agreement

Assessor's Parcel No.: 063-0180-005, 063-0180-006, 063-0160-001 (Aspen 8);
066-0020-006, 066-0030-001, 066-0050-003 (Aspen 9), and 063-0190-027
(Conveyor extension to Aspen 5 South)

Location: The project is located on both sides of Elder Creek Road approximately 4,000 feet east of Bradshaw Road, in the Vineyard community.
(Supervisor District 5: Don Nottoli)

Applicant/Phone/Email: Attention: John Lane
Teichert Materials
3500 American River Drive, Sacramento, CA 95864
916-484-3256; jlane@teichert.com

Consultant: Attention: Beth Kelly
Burluson Consulting, Inc.
950 Glenn Drive, Suite 245, Folsom, CA 95630
916-984-4651 ext 14; bk@burlusonconsulting.com

Engineer: Attention: Steve Greenfie
Cunningham Engineering
2940 Spafford Street, Suite 200, Davis, CA 95618
530-758-2066; steve@cecwest.com

Others: Attention: Ron Gatto
Teichert Land Company and
Triangle Properties
3500 American River Drive, Sacramento, CA 95684
916-484-3011; rgatto@teichert.com

County Project Manager: *Mark Michelinini, Senior Planner, 874-5648; michelinim@saccounty.net*

- Request:**
1. A **Use Permit** to allow surface mining on approximately 357 acres of a 690 acres project site.
 2. A **Use Permit** to allow a conveyor system to transport the mined materials across adjacent parcels to an off-site processing plant.
 3. A **Rezone** to add the Surface Mining Combining Zone to 690 acres of IR (F), AG-80 (F) and AG-160 (F) land.
 4. A **Reclamation Plan** to include agricultural uses as the end use of the mine.
 5. A **Development Agreement** between the applicant and the County of Sacramento.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:		Seconded by:		
Vote:	Yes	No	Abstain	Absent
Action:				

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

2. Control No.: [PLNP2015-00263](#)

Project Name: **Capital Christian Digital Sign Use Permit and Design Review**

Assessor's Parcel No.: **068-0011-086**

Location: The property is located north of Capital Christian Center, at the northeast intersection of Micron Avenue and Mayhew Road, directly south of Highway 50 in the Cordova community. (Supervisor District 5: Nottoli)

Applicant/Phone/Email: Attention: Rick Le Burkien
 Capital Christian Center
 9470 Micron Avenue, Sacramento, CA 95827
 916-316-0014; rick.leburkien@inspirek12.com

County Project Manager: Cindy Schaer, 916-874-8624

Request: 1. A Use Permit to allow a 25-foot 8-inch high, 200 square foot digital billboard for the adjacent Capital Christian Center on approximately 7.51 acres within the Sacramento County Special Sign Corridor (Highway 50) and the BP (Business Professional) zone. The digital billboard will be located in a landscaped, irrigated planter

2. A Special Development Permit to deviate from the Sacramento Zoning Code Sections:
 - 5.10.1.N.2. Location: Allow a 12-foot setback, rather than the required 50-foot setback, from the Highway 50 right-of-way.
 - 5.10.1.N.8.d. Location: Allow a 190 foot setback, rather than the required 500 foot setback from a residential zone.
 - 5.10.1.N. 11. Removal of Existing Billboards: Allow the digital billboard, without requiring the removal of any existing signage.
3. Design Review to comply with the Business Professional Development Standards for signs.
4. A Development Agreement that includes limiting the digital billboard display to Capital Christian Center and community activities/programs only.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:		Seconded by:		
Vote:	Yes	No	Abstain	Absent
Action:				

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

3. Control No.: [PLNP2013-00044](#)

Project Name: Mather Field General Plan Amendments, Amendment To The General Plan Transportation Diagram, Specific Plan Amendment, Zoning Ordinance Amendment, And Extension Of Zinfandel Drive

Assessor's Parcel No.: Various

Location: The property is located within the Mather Field Specific Plan Area, generally located south of the City of Rancho Cordova, west of Sunrise Boulevard, north of Kiefer Boulevard, and east of Happy Lane, in the Cordova community. (Supervisor District 5: Don Nottoli)

Applicant/Phone/Email: Attention: Rick Balazs
County of Sacramento
Economic Development and Marketing
700 H Street, Suite 6750, Sacramento, CA 95814

County Project Manager: Carol Gregory, Associate Planner, 874-5458; gregoryc@saccounty.net

- Request:
1. A General Plan Amendment to amend the Land Use Diagram from Intensive Industrial (approximately 247.5 acres), Low Density Residential (approximately 391.8 acres), Public Quasi-public (approximately 2,266 acres), Commercial and Office (approximately 3.9 acres) and Recreation (approximately 2,468.5 acres) to Extensive Industrial-Aggregate Resources (approximately 67.9 acres), Intensive Industrial (approximately 693.4 acres), Low Density Residential (approximately 392.5 acres), Natural Preserve-Resource Conservation-Protected (approximately 1,272.0 acres), Public Quasi-public (approximately 1,606.7 acres), Recreation (approximately 153.9 acres), Commercial and Office (approximately 3.9 acres) and Urban Development Area (approximately 1,218.4 acres) for approximately 5,377.6 acres. Note: The Land Use Diagram changes in the Mather Airport area of the project site and the Independence at Mather housing development area result in only minor modifications to the existing designations, and do not change the allowed uses in those areas.
 2. An Amendment to the General Plan Transportation Diagram to reflect six alternative realignments proposed for Zinfandel Drive.
 3. A **General Plan Amendment** to amend language contained in the Land Use Element defining the Urban Development Area (UDA) Land Use Designation.
 4. A Specific Plan Amendment to amend the Mather Field Specific Plan, including addition of Natural Preserve (Resource Conservation-Protected), Industrial Extensive (Aggregate Resource), and Urban Development Area Land Use Designations and to remove areas within the City of Rancho Cordova from the Specific Plan.
 5. A Zoning Ordinance Amendment of the Mather Field Special Planning Area (SPA) (SZC 97-0021, Section 603) encompassing numerous changes to the SPA text and exhibits to accommodate new Natural Preserve and Urban Development Area Land Use Districts and to remove areas within the City of Rancho Cordova from the Special Planning Area Ordinance. Note: The SPA changes in the existing Mather Airport District, and Single-Family Residential District (Independence at Mather) result in only minor modifications to, and do not change the allowed uses in those areas.

Additional project permitting requirements include: Approval of the extension of Zinfandel Drive from approximately 900 feet south of Douglas Road to approximately 2,100 feet south of Woodring Drive and the extension of a sanitary trunk sewer line within the right-of-way of Zinfandel Drive from North Mather Boulevard in the City of Rancho Cordova to approximately 2,100 feet south of Woodring Drive.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:		Seconded by:		
Vote:	Yes	No	Abstain	Absent
Action:				

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

OTHER BUSINESS:

PUBLIC COMMENT:

INFORMATION SHARING:**APPROVAL OF MINUTES:****ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Planning and Environmental Review Division at (916) 874-5397 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929



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